

**CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
October 3, 2016**

Mr. D. Hughes, Chairman, called a regular meeting of the Clewiston Planning and Zoning Board to order at 5:30 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

**ATTENDANCE:**

**Members Present:**

Michael Atkinson  
Donnie Hughes  
Lewell Hughes

**Members Absent:**

Haitham Kaki

**City Personnel Present:**

Don Gutshall	Al Perry
Scott Jones	Travis Reese
Debbie McNeil	Debbi Towner
Karen Moore	

**City Attorney Present:**

None

**Visitors Present:**

Mickey McGahee	Crystal Sands
Antonio Perez	

**Recite the Pledge of Allegiance**

**Approval of Minutes.**

Mr. Atkinson made a motion, seconded by Mr. L. Hughes to approve the minutes of the September 6, 2016 meeting. Motion passed unanimously on a voice vote – 3 ayes.

This meeting was advertised in the September 22, 2016 issue of the Clewiston News.

**Agenda Item #2: Request for text amendment to Section 102-31**

Mr. Reese stated that the applicant, B.A. Hospitality LLC is requesting a change in the language of section 102-31. Currently section 102-31 requires 10'x20' parking spaces in all zoning districts. Mr. Perez and Ms. Sands explained that Exhibit "A" proposes language changing the parking space size from 10'x20' to 9'x18' in the US27 Corridor and Downtown districts only.

The motion to recommend approval of the text amendment as presented was made by Mr. Atkinson, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

**Agenda Item #3: Text amendments to Sections 110-287 and 110-316**

Mr. Reese stated that the City Commission has asked staff to review code sections 110-287 and 110-316 regarding smaller non-conforming lots and lots that abut an alley. Questions were asked about corner lots. Mr. Perry asked that the board take no action tonight. The decision to continue until the next meeting was unanimous.

The motion to recommend continuing the discussion of the text amendments as presented to the next meeting for further review was made by Mr. L. Hughes, seconded by Mr. Atkinson. Motion passed on a voice vote – 3 ayes.

**Agenda Item #4: Special Exception modification from Villas at Lakeshore HOA**

Mr. Reese stated that the applicant, Villas at Lakeshore HOA, is seeking to modify the special exception granted in 2004. No representative was present to speak for the HOA. Mr. L. Hughes would like to notify the property owners within 200 feet of the proposed change. Mr. Atkinson stated that the original special exception was to the developer not future owners.

The motion to recommend approval of the special exception modification as presented with the recommendation that notifications are mailed to the property owners within 200 feet was made by Mr. Atkinson, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

**Agenda Item #5: Preliminary Development Order for the Police Facility**

Mr. Reese outlined the proposed project for a new Police Facility. The structure will be located at 325 Comercio Street, to the north of the present Police Facility. It will have access from Comercio

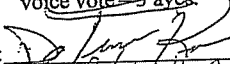
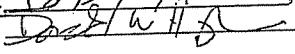
PLANNING & ZONING MEETING – October 3, 2016

Street and West Ventura Avenue. The Technical Review Committee has reviewed the preliminary site plan and meets Chapter 90 concurrency.

The motion to recommend approval of a preliminary development order as presented was made by Mr. Atkinson, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

Adjournment

The motion to adjourn was made by Mr. L. Hughes, seconded by Mr. Atkinson at 6:23 p.m. Motion passed on a voice vote – 3 ayes.

Submitted by:  , Director of Building & Zoning  
Approved by:  , Chairman